

Ramona Village Design Committee
Meeting Minutes 6-15-05

Attendance: Woods (Chair), Lewallen (Vice Chair), Wylie, Roberson, Hagey, Angus, Salvatore, Kesinger, Kiehne-Lamkin, Anderson

Excused: DeMund

County:

Bob Copper (Deputy CAO County Land Use & Enviro.)

Dahvia Locke (Planner II)

Mike Young (consultant)

Rob Lewallen- Presented meeting overview from Design Review Board subcommittee meeting – Main subject: Planting

Bob Copper: Will come up with more money to further our efforts.

Collier, wellfield, Dos Picos were not going to be our only parks. There is still land available. Talk of 2006 Resource Bond in October – could be money there. Theresa Brownyard – Grants (County) Give her a list of targets so she can see what is out there for us. County needs to know all groups that need and want to be apart of the grant process. Think about these standards...

- Low water use, turf or sod?
- Sidewalk cafés
- State Historic Register
- Encourage a second row of Oaks to be planted
- County will find a way to get us oaks

Strategic Initiatives:

Kids

Environment

Safe livable communities

(we need to maintain a balance)

Grasslands (some) + rational development

Circulation worries (How do we keep our community feeling, yet still make roads work?)

Challenge – Internal circulation (North Bypass not wanted- where do we put the traffic?)

Transportation Impact Fee is for future impacts not current deficits.

Key- Make sure the county knows our top priorities – They can suggest and help us

Accomplish things in small pieces

Protecting our boundaries

Preserve our character

Developers – we need to catch them before they put pen to paper. Rational & Sustainable development. Define what will allow us to develop quickly and then they will make the community goals and get more than forcing them to get into our plan later. Most are there to make money and make it quickly.

Where are we going to put our kids and where are we going to go when we are older?

Town Hall-

Liability Insurance to cover Town Hall is hard to get. The hall is not complete. If the town hall were owned by the County and run by a non-profit, then it would be a good thing. Stop talking about it and do it! There is no money to complete or insure the Town Hall and we need to do this. Scottsdale Insurance is the only insurance provider. Supervisor Jacob was opposed 2 years ago but is now open to the idea. She is now viewing this as an opportunity. Woods to work with Copper & Jacob to get this resolved.

Woods to Copper: Design Guidelines to Standards it is not in the budget, please consider getting us money to finish this process

Roberson to Copper: Wants to make sure critical issues get addressed such as the waiver process.

Woods to Copper: River Park – We need your help! Envisioned pocket parks, restaurant zoning and trails. Would like to get this going to have a huge impact with the RICC area.

Kesinger to Copper: Jacob said that Capitol funds are available but unless we had a non-profit to run it, it wouldn't happen. How would our pocket parks get managed?

Copper: Must form a CSA (Community Service Area) County has one time money but on ongoing revenue the money is tight. Politically they say that if you really want it, get the community (2/3rds) to vote it in. \$12 to \$25 is the cost to maintain (per parcel/household).

This must be submitted 91 days before the primary election.

Salvatore: We are talking about adding assessments. Not many people view the County, or any government entity, as good stewards of the people's money.

Copper: Fallbrook and Spring Valley are 2 areas with CSA's and they have been operating for 20 years. Talk to them.

Kesinger: This group has outlined many issues, if we get part but not all (development but not amenities) we have a problem. It feels like we are setting ourselves up for that situation.

Copper: Rancho San Diego is what we will be like. We have the same situation. Don't give up on it, it's not easy but they did it and we should, too.

Kesinger: Wants the amenity development linked to the development.

Copper: County doesn't have the legal right to force them to put in a turnkey park. Most developers don't see the value of the quality of life. People are going to want to live there because of the amenities.

Kiehne-Lamkin: CSA has an assessment- managed by the county? Assessments are on the tax bill. Any assessment needs Lafco approval.

RICC Presentation:

Tom Fincher Presented the RICC layout. David Pfeifer is the consultant and presented their vision between 12th and 13th Streets from Main to the creek.

Campus needs a core and it needs to be a core to the community. They want to listen to the community first then apply their skills. They will have a series of workshops.

Lewallen: What do you all envision for the campus?

David: Seniors, library (anchor), Childcare, adult education, boys & girls club, some private, head start. The county has 7 acres. Library and senior center are the focus now and they need fundraising for the parcel between the creek and the county land. Maybe we can identify items and get more money towards the area.

Perfect: Town center focus here. Add something new. This would be an area of access by all people and modes of access (bike, hike, horse, etc.)

Wylie: This would be great to get together. Is the library design still valid?

David: Yes.

Fincher: Restaurants could go on the Russell property, senior center on the CalTrans land.

Woods: If your group could come up with a town center concept then maybe this group could support it and lend it more credence to them.

#6 Circulation

Streetscape concepts:

Unified approach. Increase intensity in the town center and dissipate as you go towards Dye Road – Conceptual slide

Town center – provide angled parking for a little zone in the middle.

Common elements: Shade trees very important & street lamps for lighting element

On street parallel:

When we put trees they will obscure signage of merchants. Must have common signs at street for merchants.

No On Street Parking:

Double row of trees – parking behind very intense very alluring area. Merchants have to have a method of advertising their name

Paseo Area:

Common elements again are the street trees and street lamp lighting

This area is most of the colonnade

Gateway

Have travel lanes. Each district should have it's own element we want to keep.

Mixed Use- It's not meant to be what it used to be. No 3 story but maybe residential on top of the building. Mixed use for developing vs. redeveloping. Some sketches are from the Boulder Co. areas. (Regulation slides as examples) For mixed use, he doesn't recommend 51% and 49%. He would keep it at 40 or 30% otherwise it gets into the tax base. He feels it would be best to place different % in each of the 3 areas of town center. Floor Area Ratio (F.A.R.) Push away from the traditional and go with the FAR. It would work well here

Civic maturation. Rural center that is encountering development. We want to retain rural character yet accommodate the inevitable growth that is coming to the region.

Character is an issue Urban & Rural:

Valley floor

Historic Colonnade

Horses

Water resources

Architecture

Cottages and ranch houses

Climate

Grasslands

Authenticity (barbed wire)

Mike to send the presentation to us via email.

Kiehne-Lamkin: Gateway will not have mixed use. Please remove from presentation.

Woods: Do we want Gateway to have elements of lights, meandering sidewalks & trees?

Lewallen: Meandering sidewalks are a big element in the Standards.

Kiehne-Lamkin: No street lights

Woods: Maybe we should leave off the streetlights and just go with the sidewalks and trees.

Roberson: Lots of discussion re: meandering sidewalks – some areas have strong linear areas but the rest of the areas would be okay. Would like it to be a statement of encouragement.

Angus: Pathways would be better in Gateway vs. meandering sidewalks. Lights would be wrong. We are already losing the dark skies.

Lewallen: Gateway starts about 50' east of us. But they have made them put in sidewalks.

Angus: She meant Gateway by Dye Road to Etcheverry.

Wylie: How are you able to put signs at the curb since the county (CalTrans) won't let us?

Young: I have seen it in other areas.

Wylie: CalTrans even has a problem with an awning let alone a sign.

Young: Those problems can be resolved at Supervisors Jacobs office.

Woods: The new growth will be in the Gateway.

Woods: We have not taken a position on sidewalks or meandering pathways.

Kiehne-Lamkin: has concerns with concrete sidewalks. Would like it to be a permeable surface instead.

Roberson: This is critical to him as well. Pathways are very important and wants it to be DG not ribbons of development.

Motion by Roberson: Support meandering dg (non-asphalt or concrete) pathways through the gateway area with tree canopy landscape. 2nd by Lewallen

Roberson: ADA compliance will be an issue. Stabilized dg is not compliant.

Unanimously approved (except Salvatore in restroom)

Motion by Angus: Support meandering sidewalks for Paseo and Village Center wherever possible with cooperation of CalTrans for the Main Street area. 2nd Kesinger
Passed unanimously

Roberson: Mixed use- if business is good they can convert the rest of the residential use to 0%.

Angus: But wants to make sure it can't go the other way.

Motion by Wylie: Decide tonight not to have the center parkway planted but make it be the planted sidewalks on either side, promoting meandering sidewalks. 2nd Kiehne-Lamkin

Lewallen: That motion is in conflict with the DRB recommendation.

Woods: What's got a better chance? We won't find the money to do the middle median but sidewalks can be done now.

Young: Medians may not need to be eliminated all together. We can have a little of both.

Lewallen: The recommendation from the DRB is in conflict with the motion on the table.

Roberson: The current turn lane has to be given up. The turn lane is a vital function. Medians are okay where it's wide but old town is very narrow. The types of business in Gateway and Paseo are not the types that are in old town.

Woods: I don't think CalTrans will ever drop a lane.

Wylie: Include the setback space maybe we can get this with medians. I would need to change my motion.

Young: Medians would be able to eliminate a light and keep the movement. He recommended making a motion to protect what we want instead of trying to decide what to do.

Woods: Make it happen as growth occurs.

Wylie withdraws the motion made and Kiehne-Lamkin agrees to withdraw the 2nd.

Lewallen: Have expanded parkways in village & medians in Gateway & Paseo. Mini bypass at B (going west) & D (going east) streets. No consensus on roundabouts.

Required widths: Expanded parkways. Medians in the Gateway and Paseo: encourage it not the whole lane as a travel lane. Come back to this at the next meeting re: medians

Motion by Lewallen: This group support the concept of no median in Village Center with expanded parkway in Village Center. Encourage medians in the Gateway and Paseo areas and implement the mini bypass from 3rd to 10th streets with B Street going west and D Street going east one way. Salvatore 2nd
8 yes and 1 no (Kiehne-Lamkin)

Next meeting

Woods: Next meeting will be the last meeting. Come prepared.

Angus: Please have consultant bring a good explanation of mixed use to the next meeting and not what we've seen happen to us in the past.

Salvatore: Mixed use has concerns. He likes it if it is like in the old days with the proprietor living above his shop.

Angus: What would the residential factor in mixed use do in altering our population figure?

Roberson: Make sure the agenda has 15 minutes to discuss the slide presentation and that we have time to take a position on what we saw.

Lewallen: When is the field trip to Fallbrook over? 3:30 and it begins at 12:00. Also, can Young come and help the DRB wrap up the Standards on the 28th? Yes.

Salvatore moves the minute for approval. 2nd by Anderson Unanimously approved

Public Comments:

David: FAR from a real standpoint the parking mandates vertical or not. Meandering pathways, have it go into the private property to get an in and out feel.

Fincher: Looks forward to continued dialogue

Woody: Are public comments included in the minute? Yes.

Would the CSA stop incorporation?

Do these members have to file financial interests? No, but some have due to their other elected positions.

Does this group sunset? Next meeting is our last.

Carolyn: Are you going to pursue the 3-story issue?

Dawn Perfect:

1) Keep in mind that the gateway area is already predetermined with a church at the entrance.

2) There is a need for sidewalks with another surface other than dg. Please write in a permeable surface.

3) One way on B & D is interesting. From 3rd to 10th? B doesn't go through 5th. Do we really want this? Answer: Yes.

4) Some public comment needs to have the answer to the questions in the minutes. She encourages the committee to be inclusionary.

Dorough: Pocket parks. Adopt a park like the adopt a highway program. Put an article in the newspaper on the CSA then do a survey.

Dutch: A lot of input tonight. Keep bouncing around and want Caltrans to come here and sit with us. Woods: We have tried but it hasn't happened. To be realistic, Copper said what he thinks- gather people together to try 6 meetings then again get another batch of meetings with quality people. We've gotten a lot done. Wordsmith it and in Phase 2 get CalTrans up here.

Meeting adjourned.